

INITIALS \_\_\_\_\_

## ***LUNENBURG PLANNING BOARD TOWN OF LUNENBURG***

Emerick R. Bakaysa, Chair  
Joanna L. Bilotta-Simeone, Vice-Chair  
Thomas W. Bodkin, Jr., Clk.  
Robert J. Saiia, Mbr.  
Nathan J. Lockwood, Mbr.  
Marion M. Benson, Planning Director



Tel: (978) 582-4147, ext 5  
Fax: (978) 582-4353  
960 Massachusetts Avenue  
Lunenburg, MA 01462

Minutes  
November 13, 2012

Meeting Posted: Yes

Place: Ritter Memorial Building, 960 Massachusetts Avenue, Lunenburg, MA 01462

Time: 6:30 PM

Present: Emerick R. Bakaysa, Joanna L. Bilotta-Simeone, Thomas W. Bodkin Jr., Robert J. Saiia, Nathan J. Lockwood, Marion M. Benson

**Right of First Refusal, 137 Leominster-Shirley Road-** Board discussed whether to recommend/not recommend purchasing of the property to the Board of Selectmen. Members inquired as to price of property. Members were of the opinion that without the financial details available they did not have enough information to render a decision. Members also felt they should have a listing of all 61A and 61B properties within the Town, locations of same, and assessed values to familiarize themselves with the properties. Chair Bakaysa called for a vote regarding the property purchase – Roll Call Vote, Ms. Bilotta-Simeone, aye; Mr. Saiia, aye; Mr. Bodkin Jr., aye; Mr. Lockwood, aye; Mr. Bakaysa, aye; to sign letter recommending the Board of Selectmen not accept Right of First Refusal.

**BOARD ENDORSEMENT: ANR- 131, 133, 137 Leominster-Shirley Road, 1501 Lancaster Avenue-** Plan initially submitted to the Planning Board at its September 24, 2012 meeting. During Departments' reviews, the Board of Health had questions. Jesse Johnson of David Ross Associates (firm that prepared ANR Plan) conferred with the Board of Health and necessary items were completed. During Board discussion there were questions because there was no response in writing from the Board of Health, but during the endorsing of the Plan, the paperwork had become misplaced. All paperwork was available for the Board members to review. ANR Plan endorsed by Roll Call Vote, Ms. Bilotta-Simeone, aye; Mr. Saiia, aye; Mr. Bodkin Jr., aye; Mr. Lockwood, aye; Mr. Bakaysa, aye;

**APPOINTMENT: ANR- 994 Northfield Road-** Plan presented by Applicant (William Gustus), Settlers Crossing Enterprise Inc. Plan divides the golf course property for purposes of financing. Board reviewed Plan with the Applicant and Michael Martorella of David Ross Associates. Plan accepted for review. Ms. Benson will notify reviewing departments that reviews need to be completed for a signing meeting on Monday, November 19<sup>th</sup>.

**ADJOURNMENT:** 7:35 PM.

Minutes/2012/11.13.12